122.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,216,400 / 1,216,400
					USE VALUE:	1,216,400 / 1,216,400
					ASSESSED:	1,216,400 / 1,216,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSENTHAL DAVID
Owner 2:	ROSENTHAL-OEY KIM
Owner 3:	
Street 1:	7 KENSINGTON PARK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HOWARD JOHN B -
Owner 2:	PRADO SHARON S -
Street 1:	7 KENSINGTON PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1999, having primarily Clapboard Exterior and 2666 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6714.000	657,100		559,300	1,216,400
Total Card	0.154	657,100		559,300	1,216,400
Total Parcel	0.154	657,100		559,300	1,216,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.26 | /Parcel: 456.26

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 78551

GIS Ref

GIS Ref

Insp Date 08/29/17

!9492!

PREVIOUS ASSESSMENT

Parcel ID: 122.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	657,100	0	6,714.	559,300	1,216,400		Year end	12/23/2021
2021	101	FV	637,400	0	6,714.	559,300	1,196,700		Year End Roll	12/10/2020
2020	101	FV	637,400	0	6,714.	559,300	1,196,700	1,196,700	Year End Roll	12/18/2019
2019	101	FV	486,700	0	6,714.	590,300	1,077,000	1,077,000	Year End Roll	1/3/2019
2018	101	FV	489,600	0	6,714.	435,000	924,600	924,600	Year End Roll	12/20/2017
2017	101	FV	489,600	0	6,714.	416,400	906,000	906,000	Year End Roll	1/3/2017
2016	101	FV	489,600	0	6,714.	385,300	874,900	874,900	Year End	1/4/2016
2015	101	FV	478,300	0	6,714.	323,100	801,400	801,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:09:09

LAST REV

Date	Time
03/07/18	08:42:09
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9492

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOWARD JOHN B	43718-531		9/15/2004		819,000	No	No		
HOWARD JOHN B	31181-354		3/20/2000		540,000	No	No		
	21589-514		12/1/1991		50,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/1999	422	New Buil	155,000					32X38 NEW HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	Meas/Inspect	HS	Hanne S
11/19/2008	Meas/Inspect	345	PATRIOT
1/10/2005	MLS	MM	Mary M
6/24/2000	MLS	MM	Mary M
11/17/1999	Mailer Sent		
10/29/1999	Measured	263	PATRIOT
5/17/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	78551
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6714		Sq. Ft.	Site		0	90.	0.93	10									559,279						559,300	

Total AC/HA:	0.15413	Total SF/SM:	6714	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	559,279	Spl Credit		Total:	559,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1999	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.04384840
Const Adj.:	0.99989998
Adj $ / SQ:	135.687
Other Features:	114935
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	669171
Depreciation:	12045
Depreciated Total:	657126

COMMENTS

SUB-DIVISION 11/91 LAND CHANGED FROM 5080 TO 6714 P.M. 5/17/94 NEW HOUSE JUNE 1999. 12FT CEILING HEIGHT IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

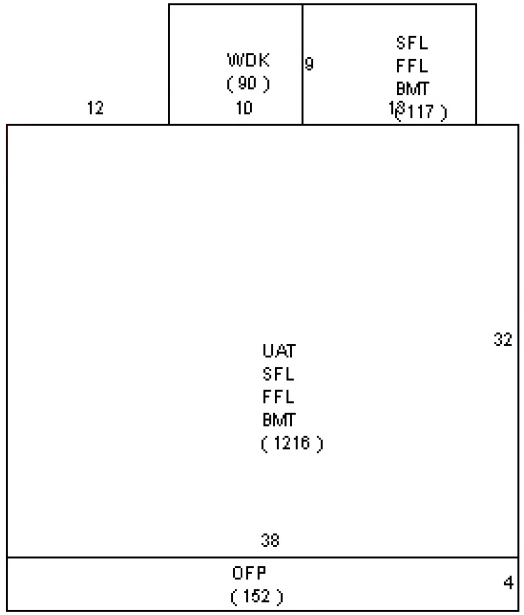
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.18
Special Features:	0	Val/Su Net:	144.58
Final Total:	657100	Val/Su SzAd	246.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,333	40.710	54,261
FFL	First Floor	1,333	135.690	180,870
SFL	Second Floor	1,333	135.690	180,870
UAT	Upper Attic	304	54.270	16,500
OFP	Open Porch	152	27.350	4,158
WDK	Deck	90	16.000	1,440

Net Sketched Area:	4,545			Total:	438,099
Size Ad	2666	Gross Area	5457	FinArea	2666

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

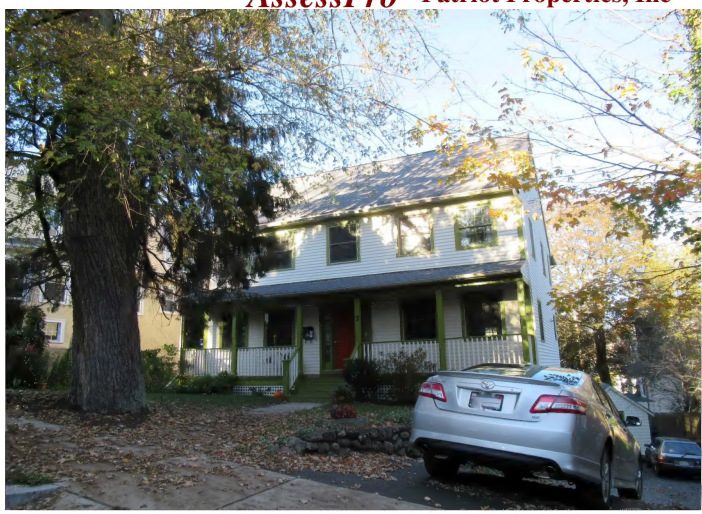
SPEC FEATURES/YARD ITEMS

PARCEL ID

122.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X16	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc